



Office/Retail Business Park

Main Street Pelican Point

6473 Highway 44
Gonzales, LA 70737

About the Property

- ▶ Two-story, 39,000 square foot upscale, covenant-protected retail/office center adjacent to Pelican Point Golf Community, the largest residential development in Ascension Parish
- ▶ 9,400 square feet of office space on the second floor
- ▶ Great visibility, high traffic counts, and abundant free parking
- ▶ Anchored by Ralph's Market

Traffic Count

Highway 44 at Pelican Crossing Dr: 18,536 vehicles/day

I-10 at Highway 44: 62,003 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,788	9,025	27,354
Avg. Household Income	\$179,815	\$151,686	\$111,002

First Floor Retail Space

6473 Highway 44 29,600 SF

Second Floor Office Space

6473 Highway 44 9,400 SF

Office & Retail Specifications

Suite Sizes	1,200 up to 29,600 SF
Ceiling Height	10 ft. clear height
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Electric & Gas
Roof	Metal, TPO & shingles
Exterior Walls	Brick, block & stucco
Zoning	MU

Pad Site

Outparcel 1.1 Acres

For more information on Main Street Pelican Point, visit: sjpi.com/mainstreetpelicanpoint



Main Street Pelican Point SITE PLAN



PELICAN POINT
GOLF COMMUNITY

Ralph's Market

6431
Highway 44

6473 Highway 44 39,600 SF
(2nd Floor Office Space 9,400 SF)

OUTPARCEL

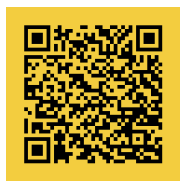


HIGHWAY 44

PELICAN POINT EXCHANGE
FUTURE DEVELOPMENT



Google
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Contact Us

For additional leasing information or to schedule a tour, contact:

Todd Pevey
Regional Partner, Louisiana
tpevey@sjpi.com | 225.571.1002

Louisiana Regional Headquarters:
6473 Highway 44 | Suite 201
Gonzales, LA 70737

225.257.4820 | SJPI.COM/LOUISIANA

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